



City of Issaquah:

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Scope of Assistance:

The kickoff meeting with City of Issaquah staff occurred on June 15, 2005. At that meeting, City staff directed the consultant team on the content of the desired technical assistance. The following are the areas of emphasis that staff directed the team to pursue:

- Review of BAS reports to recommend where LID would be most beneficial
- New LID chapter for inclusion in the land use code
- Review Stormwater Chapter IMC 13.28
- Review street standards and recommend LID options
- Review Parking Standards IMC 18.09
- Review Impervious Surface-Pervious credits interpretation IMC 18.07.050.B.8
- Review Landscaping Standards IMC 18.12
- Review Clearing and Grading IMC 16.26
- Provide maintenance information and costs

To identify areas of the City where specific LID techniques would have greater applicability and benefit, the Team reviewed the City's Best Available Science 2004 report and the Stormwater Infiltration Evaluation prepared by Golder Associates. Municipal code review included the following titles:

- Title 12, Streets, Sidewalks and Public Places
- Title 13, Public Services
- Title 16, Buildings and Construction
- Title 18, Land Use Code

The review focused on issues and questions raised by staff, code provisions that currently may preclude or create an impediment to the implementation of LID, provisions that serve to educate the public and development community on the intent and benefit of LID, and a new chapter to build on the existing Chapter 13.28, Deviations for low impact development proposals.

In conducting the code review, the consultant team found that the City of Issaquah had a number of existing provisions that currently support the implementation of LID, including:

- Liberal provisions for clustering
- Amended soil standards
- Allowances for the full dispersion BMP in Chapter 13.28

The review focused on code provisions that currently may preclude or create impediments to the implementation of LID and opportunities to include LID techniques within the code framework. Based on this review, the consultant team updated the appropriate code sections. An outline of these changes is presented below in a topical manner with the full text of the updates attached separately.

Findings and Observations:

For the purposes of LID, clustering is a good tool to reduce impervious surfaces by confining the building envelope and to allow the preservation of native forest areas. Tree cover intercepts falling rain and forest soils and vegetation are beneficial in retaining and infiltrating stormwater. The existing standards do not refer to preservation of native open space as a justification for clustering. Our proposed changes would correct this.

Staff requested that the LID assistance include review of the City's street standards. Under the draft 2002 standards, neighborhood and inter-neighborhood streets start at a 24-foot minimum pavement width without parking and add expand eight feet for additional parking lanes. Curbs are evidently required for all roadway classifications. Implementing these reductions to the current standard would be an improvement in reducing impervious surface area. There is no "LID standard" for roadway widths. The consultant team encourages the City to adopt, as a general or special case standard, the smallest possible width that preserves the functionality of the roadway for all of its purposes. Issaquah has the advantage of having tested various roadway systems, including queuing lanes, and consequently staff is aware of the minimum width necessary to meet the City's functional needs.

In addition to reductions in required roadway width, the City may wish to consider the use of bioretention for street drainage. This can take the form of bioretention swales along the street, as implemented by Seattle Public Utilities. Bioretention can also be incorporated in traffic calming systems such as chicanes or chokers both in new streets or retrofits. Since chicanes and chokers are among the City's traffic calming tools, these may be worthy of consideration.